

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

**Pioneer Lender Trustee Services**  
8151 W. Rifleman Street  
Boise, ID 83704

Trustee's Sale No: PLTS103980

**2024-032541**  
RECORDED  
**10/09/2024 12:23 PM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=2 LBERG \$13.00  
TYPE: NOT INC SALE  
PIONEER LENDER TRUSTEE SERVICES  
ELECTRONICALLY RECORDED

## NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by Tiffany Clyde-Dummar, as Grantor, to Pioneer Title Co. of Ada County, as Trustee, in favor of Idaho First Bank, as Beneficiary, dated 4/14/2022, recorded 4/19/2022, under Instrument No. 2022-020997, records of Canyon County, ID, the beneficial interest in which is presently held by Idaho First Bank. Said Deed of Trust covers real property situated in said County, described as follows:

A part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, the INITIAL POINT; thence South 89° 57' 00" East 1019.75 feet along the North boundary of the said Northeast Quarter of the Northwest Quarter, to the centerline of the Shot Lateral, as now located and constructed; thence leaving the said North boundary South 4° 23' 00" West 243.84 feet along the said centerline of the Shot Lateral; thence leaving the said centerline and continuing South 4° 23' 00" West 361.09 feet; thence North 88° 40' 40" West 410.09 feet; thence South 3° 24' 00" West 128.53 feet; thence North 88° 23' 10" West 556.35 feet to a point in the West boundary of the said Northwest Quarter of the Northeast Quarter; thence North 0° 01' 00" East 707.22 feet along the said West boundary to the INITIAL POINT.

EXCEPTING the West 20 feet thereof.

EXCEPTING THEREFROM a permanent easement to the Public; for ingress and egress across the East 20 feet of the above described property.

FURTHER EXCEPTING THEREFROM:

A part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho; thence South 89° 57' 00" East 1019.75 feet along the North boundary of the said Northwest Quarter of the Northeast Quarter, to the centerline of the Shot Lateral, as now located and constructed and the REAL POINT OF BEGINNING; thence South 4° 23' 00" West a distance of 604.93 feet to a 1/2 inch iron pin; thence North 88° 40' 40" West a distance of 216.02 feet to a 1/2 inch iron pin; thence North 4° 24' 47"

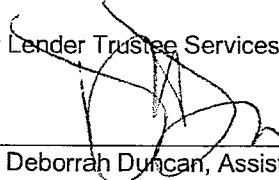
East a distance of 600.14 feet to a 1/2 inch iron pin; thence South 89° 57' 00" East a distance of 216.02 feet to the REAL POINT OF BEGINNING.

The Trustee hereby gives notice that a breach of the obligation for which such transfer in security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 4/14/2022, THE MONTHLY PAYMENT WHICH BECAME DUE ON 7/26/2024 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH AND FAILURE TO PROVIDE REQUESTED FINANCIAL REPORTING AND PRIORITY LIEN HOLDER RELATED DOCUMENTATION CONSISTENT WITH THE TERMS ALLOWED WITHIN THE LOAN AGREEMENT.

All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$392,374.62, together with interest thereon at a variable rate, currently at 10.25% per annum from 7/5/2024, until paid.

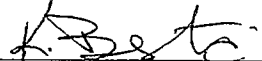
The Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

DATED: 10/9/2024

Pioneer Lender Trustee Services, Trustee  
By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 10/9/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
Signature of notary public  
Commission Expires:  
K. Bostic  
Residing in: Boise, ID  
Commission Expires: 08/15/2029

